

DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
☐ Sole Proprietorship	☐ Partnership	☒ Limited Liability Company	☐ Corporation	☐ Trust	☐ Non-Profit Organization	☐ Other
Business Designation Group (Please select all that apply)						
☐ MBE	☐ WBE	☐ SBE	☐ PBE	☐ VET	☐ DVET	☐ ESB
Minority Business Enterprise	Women-Owned Business Enterprise	Small Business Enterprise	Physically Challenged Business Enterprise	Veteran Owned Business	Disabled Veteran Owned Business	Emerging Small Business
Number of Clark County Nevada Residents Employed:				0		
Corporate/Business Entity Name: B.H. Rainbow Plaza, LLC						
(Include d.b.a., if applicable)						
Street Address:		11111 Santa Monica Blvd. Ste 600		Website: https://www.bhproperties.com/		
City, State and Zip Code:		Los Angeles, CA 90025		POC Name:		
Telephone No:		(310) 820-8888		Email:		
Nevada Local Street Address:				Website:		
(If different from above)						
City, State and Zip Code:				Local Fax No:		
Local Telephone No:				Local POC Name:		
				Email:		

All entities, with the exception of publicly-traded and non-profit organizations, must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board.

Publicly-traded entities and non-profit organizations shall list all Corporate Officers and Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use applications, extends to the applicant and the landowner(s).

Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
Farzaneh Gozini Exempt Trust under The Arsalan Gozini 2020 Irrevocable Trust Dated August 19, 202	Farzaneh Gozini, as Trustee	50%
Farzaneh Gozini 2020 Irrevocable Trust Dated August 19, 2020	Arsalan Gozini, as Trustee	50%

This section is not required for publicly-traded corporations. Are you a publicly-traded corporation? ☐ Yes ☒ No

- Are any individual members, partners, owners or principals, involved in the business entity, a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
☐ Yes ☒ No (If yes, please note that County employee(s), or appointed/elected official(s) may not perform any work on professional service contracts, or other contracts, which are not subject to competitive bid.)
- Do any individual members, partners, owners or principals have a spouse, registered domestic partner, child, parent, in-law or brother/sister, half-brother/half-sister, grandchild, grandparent, related to a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
☐ Yes ☒ No (If yes, please complete the Disclosure of Relationship form on Page 2. If no, please print N/A on Page 2.)

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board will not take action on land-use approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.

 Signature

Arsalan Gozini
Print Name

Chairman and CEO

4/5/2023

Title

Date

AMENDMENT I TO LEASE AGREEMENT BETWEEN CLARK COUNTY & B.H RAINBOW PLAZA, LLC

AMENDMENT I
LEASE AGREEMENT

This Amendment I ("Amendment I") is made and entered as of this _____ day of _____, 2023 by and between B.H Rainbow Plaza LLC, a Delaware limited liability company (hereinafter "Lessor"), and Clark County, a political subdivision of the State of Nevada (hereinafter "County"), known collectively as the "Parties" or individually as "Party".

WITNESSETH:

WHEREAS, County and Lessor entered into a certain Lease Agreement dated May 5, 2015 (hereinafter "Lease"), for space located at 2655 S Rainbow Blvd, Suite 200, Las Vegas, NV ("Property") for approximately 7,673 square feet of office space ("Premises") as shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Lease is currently scheduled to expire on July 31, 2023; and

WHEREAS, the Lessor has agreed to complete those certain tenant improvements as shown on Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, the Parties have agreed to extend the term of the Lease; and

NOW, THEREFORE, the Parties agree as follows:

1. The term of this Lease shall be extended commencing on August 1, 2023 and shall terminate on July 31, 2028.
2. County may, at its option, renew this Lease for five (5) additional one (1) year periods. County shall provide sixty (60) days' prior written notice to Lessor prior to the end of the term of this Lease of its intention to exercise said renewal option.
3. Subject to the Fund Out Clause, County agrees to pay, on the first day of each calendar month, the monthly rental amount of Thirteen Thousand Eight Hundred Eleven Dollars and Forty Cents (\$13,811.40) or \$1.80 per square foot effective August 1, 2023 with an annual three percent (3%) increase per year for each subsequent year, as shown on Table 1 below.

Table 1

INITIAL LEASE TERM	SQUARE FEET	LEASE RATE	MONTHLY RENT
Year 1 - (August 1, 2023 to July 31, 2024)	7,673	\$ 1.80	\$ 13,811.40
Year 2 - (August 1, 2024 to July 31, 2025)	7,673	\$ 1.85	\$ 14,225.74
Year 3 - (August 1, 2025 to July 31, 2026)	7,673	\$ 1.91	\$ 14,652.51
Year 4 - (August 1, 2026 to July 31, 2027)	7,673	\$ 1.97	\$ 15,092.09
Year 5 - (August 1, 2027 to July 31, 2028)	7,673	\$ 2.03	\$ 15,544.85
5 YEAR OPTION PERIOD			

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Year 1 - (August 1, 2028 to July 31, 2029)	7,673	\$ 2.09	\$ 16,011.20
Year 2 - (August 1, 2029 to July 31, 2030)	7,673	\$ 2.15	\$ 16,491.53
Year 3 - (August 1, 2030 to July 31, 2031)	7,673	\$ 2.21	\$ 16,986.28
Year 4 - (August 1, 2031 to July 31, 2032)	7,673	\$ 2.28	\$ 17,495.87
Year 5 - (August 1, 2032 to July 31, 2033)	7,673	\$ 2.35	\$ 18,020.74

4. Lessor agrees to complete the tenant improvements as shown in Exhibit "B" no later than August 31, 2023, at its sole cost and expense. Lessor shall provide any necessary certificates of completion, permits, Material Date Safety sheets etc.
5. Except as expressly amended in this Amendment I, the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Lease the day and year first above written.

COUNTY:

CLARK COUNTY, NEVADA

LESSOR:

B.H Rainbow Plaza LLC,
a Delaware limited liability company

By: _____
Lisa Kremer, Director
Real Property Management

By: B.H. Partnership A, L.P.,
a Delaware limited partnership
its Sole Member

By: B.H. Holding Company I, Inc.,
a Delaware corporation
its General Partner

Approved as to form:



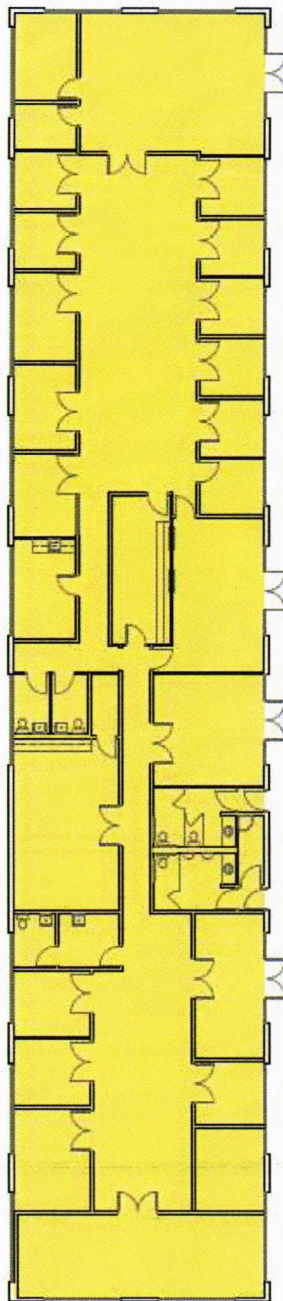
Nichole Kazimirovich
Deputy District Attorney

By: 

Arsalan Gozini, its President

AMENDMENT I TO LEASE AGREEMENT BETWEEN CLARK COUNTY & B.H RAINBOW PLAZA, LLC

EXHIBIT A



DJJS RAINBOW
2655 S RAINBOW BLVD, LAS VEGAS

NOT TO SCALE
9/20/2022



AMENDMENT I TO LEASE AGREEMENT BETWEEN CLARK COUNTY & B.H RAINBOW PLAZA, LLC

EXHIBIT B

- 1.) Balance & test HVAC system:
 - a.) Air balance test report.
 - b.) Air duct cleaning.
 - c.) Check all thermostats for proper function and placement to optimize zone operation.
- 2.) Carpet shampoo one (1) time per year.
- 3.) Replace/repair any broken/non-functioning blinds throughout the suite.
- 4.) Patch all nicks and pin holes throughout the suite and new paint (same colors as current) throughout the suite for all interior walls, doors, door frames.
- 5.) Replace all four (4) glass exterior double doors with new doors, frames, door sweeps/seals, hydraulic closers and blackout security film for security and proper function.
- 6.) Replace door sweeps and seals for two (2) glass exterior single doors.
- 7.) Verify/repair/replace all Fire, Life Safety (FLS) systems to include emergency exit signs & directional arrows placement and function, fire alarms, fire extinguishers and smoke detectors.
- 8.) Reset and reseal toilet in restroom (South).
- 9.) Grind concrete or elevate door clearance with door sweep so prevent grinding the bottom of the door and minimize any water and/or dust intrusion.
- 10.) Repair the dual flush mechanism on toilet behind lobby for proper function.
- 11.) Repair caulking on sink in restroom #2 next to lobby (sloppy installation from previous repair)
- 12.) Officer Lloyd's office - Repair carpet square and repair cracks around window and wall (also covered in item #4 above).
- 13.) Lobby reception windows:
 - a.) Make one to the South a solid glass window (3M Ultra 800 Shatterproof film)
 - b.) Make one to the North a slider window (left to right) (3M Ultra 800 Shatterproof film)
 - c.) Add peep holes to both side doors.
- 14.) Repair/replace all damaged carpet squares (North side of suite and Officer Lloyd's office)
- 15.) Office window in Northwest corner needs tint (never installed after window was replaced)
- 16.) Add new reflective coatings to all exterior windows to minimize heat transfer and added safety.
- 17.) Exterior cameras
- 18.) Trim large bushes on the North side of the building to open visibility and minimize hiding places for safety.
- 19.) Add speed bumps in parking lot to slow down or minimize through traffic.

DJS Southwest Probation Center
2655 South Rainbow Boulevard, Suite 200
Las Vegas, NV 89146

